

46 WEST HAM LANE, E15 4PT

Kitchen

- Commodore kitchen; Zeta white base & wall units [1M] with Granite worktops & under slung sink bowl
- Neff appliances (or similar) including
- Stainless steel electric oven
- Stainless steel ceramic hob
- Integrated fridge freezer
- Integrated washer/dryer
- Integrated dishwasher
- Integrated Microwave oven
- Glass splash back to hob

Bathroom

- Quality white suites with chrome fittings
- Thermostatically controlled showers
- Shower cubicles to ensuites
- Glass shower screens to baths
- Fully tiled walls to bathrooms & ensuites
- Heated chrome towel rail
- Fitted mirror fronted cabinets
- Ceramic tiled floor

Heating

- Gas fired condensing boilers with thermostatically controlled radiators

Decoration

- Emulsion finish to walls and ceilings
- White gloss to woodwork
- Pre finished Vicaima Dekordor internal doors with chrome Carlisle handles
- Oak Engineered Brushed & Oiled Rustic Grade wood flooring to living room/kitchen and hallway
- Fitted 80/20 carpets to bedrooms

Electrical & Lighting

- White down lighters to hall, living room/kitchen and bathroom(s)
- Twin 5amp lighting points plus low energy pendant light to bedrooms
- TV & BT points to living room and bedrooms
- Shaver point to bathroom(s)
- Wiring for TV/satellite loop

Security

- Video entryphone (leased)
- Smoke detectors
- Multi locking system to steel front doors

Communal

- Tiled entrance foyer
- Tiled stairs and landings
- 8 person lift to all floors
- Individual lockable post boxes
- Integral cycle storage space
- Integral refuse store

Warranty

- NHBC Buildmark 10 years
- Individual manufacturers warranty on kitchen appliances *(to be registered by purchasers directly)*
- Annual maintenance contracts arranged through Management Company for –
 - Lift
 - Entryphone system
 - TV aerial system including satellite
 - Communal smoke vents where installed
 - Communal electric pumps for water / drains where applicable.

Buxton Homes must reserve the right to change / amend this specification as may be required subject to similar alternatives.